



AGENDA
COLUMBUS BOARD OF ZONING APPEALS
TUESDAY, AUGUST 24, 2010, 6:30 P.M.
City Council Chambers, City Hall
123 Washington Street, Columbus, Indiana

ROLL CALL

OLD BUSINESS REQUIRING BOARD ACTION

Public Hearing

- A. C/CU-10-11: Westside Community Church** – a request by Westside Community Church for conditional use approval per Zoning Ordinance Section 3.9(B) to allow a worship facility in an RS2 (Single-family Residential) zoning district. The property is located on the southwest corner of Tipton Lakes Boulevard and State Road 46 in the City of Columbus.

Public Hearing

- B. C/DS-10-07: Westside Community Church** – a request by Westside Community Church for a development standards variance from Zoning Ordinance Section 3.9(C) to allow the height of the primary structure to be 45 feet, 5 feet higher than the maximum height of 40 feet; and a development standards variance from Zoning Ordinance Section 6.1(E) (3) to allow 4 accessory structures in a front yard. The property is located on the southwest corner of Tipton Lakes Boulevard and State Road 46 in the City of Columbus.

NEW BUSINESS REQUIRING BOARD ACTION

Public Hearing

- C. C/DS-10-10: Coach's Cutz** – a request by Ray Gipson for a development standards variance from Zoning Ordinance Section 7.1(Table 7.2) to allow a property occupied by a home and a personal service use (barbershop) to have 1 onsite parking space, 7 fewer than required. The property is located at 1453 Washington Street in the City of Columbus
(Forwarded by the BZA Hearing Officer).

Public Hearing

- D. C/DS-10-12: Columbus Regional Hospital** – a request by Columbus Regional Hospital for a development standards variance from Zoning Ordinance Section 8.2(C) to allow a Type A Buffer Yard to have a width of 1 foot, 24 feet less than required; a development standards variance from Zoning Ordinance Section 7.2(Part 4)(B)(2) to allow the parking lot setback on the west side of the property to be 0.5 feet, 4.5 feet less than required; a development standard variances from Zoning Ordinance Section 3.22(C) to allow a side setback for a structure to be 0.5 feet, 9.5 feet less than the required minimum setback of 10 feet; and a development standards variance from Zoning Ordinance Section 7.3(Part 1)(C)(3)(c) to allow an entrance from a public street to be 35 feet from an existing entrance, 65 feet less than required for a local street. The property is located at 1716 Keller Avenue in the City of Columbus.

Public Hearing

- E. C/DS-10-13: Kenneth St. Clair** – a request by Kenneth St. Clair for a development standards variance from Zoning Ordinance Section 6.1(A) to allow an accessory structure to be located on a lot other than the lot on which the primary structure is located; and a development standards variance from Zoning Ordinance Section 7.3(Part 2)(A) to allow a property in the CC (Community Commercial) zoning district to be developed without providing a sidewalk within the adjoining right of way. The property is located at 2171 Cottage Avenue (east side of Cottage Avenue, approximately 140 feet south of Central Avenue), in the City of Columbus.

Public Hearing

- F. C/DS-10-11: Northern Village** – a request by Northern Village Associates, LLC for a development standards variance from Zoning Ordinance Section 7.1(Table 7.2) to allow 456 parking spaces for a shopping center, 69 fewer than the required 525 parking spaces, and a development standards variance from Zoning Ordinance Section 7.2(Part 4)(B)(2) to allow parking spaces and drives on adjoining lots to maintain a setback of 0 feet from adjacent side and rear property lines, 5 feet less than the required minimum setback. The properties are located on the northwest corner of National Road and Middle Road (2985 National Road) in the City of Columbus.

FINDINGS OF FACT

C/CU-10-12: William Purdue
C/UV-10-03: First United Methodist Church
C/DS-10-08: MDL Mold & Die Components

APPROVAL OF MINUTES

Minutes of the July 27, 2010 meeting

DISCUSSION

ADJOURNMENT

THE BOARD OF ZONING APPEALS MEETING IS WHEELCHAIR ACCESSIBLE. IF YOU SHOULD REQUIRE ANY ADDITIONAL ACCOMODATION, PLEASE CONTACT THE PLANNING DEPARTMENT PRIOR TO THE TIME OF THE MEETING.